E-FILED
Rachel Dombrowski, Clerk
Appellate Court of Maryland
1/20/2023 10:44 PM

RECORDS EXTRACT OF APPELLANT

IN THE
APPELLATE COURT
OF MARYLAND

September Term 2022,
No. 1145 & No. 1457

JUSTIN HOLDER

Appellant

V.

JEFFREY YOUNG

Appellee

Appeal from the Circuit Court of Washington County
The Honorable Andrew F. Wilkinson

RECORD EXTRACT

Volume 7

JUSTIN HOLDER
APPELLANT

110

Received for Record August 3, 1988
at 12:00 o'clock P M.
Liber #885

THIS DEED, made this 3rd day of August, 1988, by HARRY E. WICKLINE and LEMPI L. WICKLINE, his wife, of Montgomery County, Maryland.

WITNESSETH: That for and in consideration of the sum of THIRTY-FOUR THOUSAND FIVE HUNDRED ($34,500.00) DOLLARS, the receipt of which is hereby acknowledged, we, the said HARRY E. WICKLINE and LEMPI L. WICKLINE, his wife, do hereby grant and convey unto JEFFREY L. YOUNG, all those lots or parcels of land, together with the improvements thereon, situate along the East side of Dogstreet-Mt. Briar Road approximately 600 feet Southward from its intersection with South Main Street, in Election District No. 19, Washington County, Maryland and being more particularly described according to a survey and description prepared by Frederick, Seibert & Associates, Inc., dated June 21, 1988, as follows:

BEGINNING at a recovered limestone fencepost, said post being at the end of the fifth (or South 48 degrees 13 minutes East 33.70 feet) line of the lands conveyed by Roy G. Reeder and Mae M. Reeder to Harry E. Wickline and Lempi L. Wickline, by deed dated January 7, 1966 and recorded in Liber 434, folio 776 among the Land Records for Washington County, Maryland, thence continuing with the sixth, seventh and ninth lines of the above mentioned deed and with corrected bearings and distances to reflect a recent survey South 16 degrees 15 minutes 12 seconds East 105.93 feet to a recovered post in concrete, thence South 39 degrees 51 minutes 18 seconds East 256.71 feet to a recovered post in concrete, thence South 64 degrees 54 minutes 30 seconds East 527.99 feet to a recovered post in concrete, thence North 37 degrees 07 minutes 02 seconds East 318.73 feet to a recovered iron pin, thence with the Southern marginal line of the Baltimore and Ohio Railroad North 41 degrees 01 minutes 40 seconds West 847.14 feet to a fencepost at the edge of a stream, thence crossing said stream and continuing with the Southern marginal line of the Baltimore and Ohio Railroad North 48 degrees 16 minutes 39 seconds West 156.24 feet to an iron pin set, thence North 67 degrees 35 minutes 14 seconds West 12.20 feet to an iron pin set, thence running along the Eastern boundary of lands now or formerly of Leonard L. Dorsey (Liber 659, folio 580) South 22 degrees 24 minutes 46 seconds West 462.16 feet to an iron pin set, thence along the same South 69 degrees 46 minutes 39 seconds West 497.33 feet to a recovered iron pin, thence running with the first line of Parcel 2 of Liber 434, folio 776 and with corrected bearings and distances South 69 degrees 46 minutes 39 seconds West 274.76 feet to an iron pin set on the Eastern marginal line of Dogstreet Road, thence with said marginal line South 21 degrees 34 minutes 06 seconds East 18.00 feet to an iron pin set, thence continuing along lands now or formerly of Leonard Dorsey (Liber 659, folio 580) North 69 degrees 46 minutes 39 seconds East 274.76 feet to a point, thence along the same North 69 degrees 46 minutes 39 seconds East 457.15 feet to a post in concrete, thence South 51 degrees 18 minutes 07 seconds East 34.09 feet to the place of beginning; containing 10.36 acres of land, more or less.

Said lands being conveyed together with a right of way easement through the above described land only for the purpose of ingress and egress with farm machinery to plant and harvest crops on land owned by Roy

RECORD	15.00
RECTAX Roy	151.80
TRTAX	47.50
POSTGE	.50
SBTL	214.80
TOTL	214.80
CHCK	216.80
A 6257 CNG	2.00
01988 8-03P12:00	

1

VALID ONLY WITH IMPRESSED SEAL
I HEREBY CERTIFY, that this is a true copy of one of the records of Washington County, Maryland, having been recorded in Land Records 885/110-112
In the Office of the Clerk of the Circuit Court. In Testimony whereof I hereunto subscribe my name and affix the Seal of the Circuit Court For Washington County, Maryland.
KEVIN R. TUCKER, CLERK
6/13/2022
DATE ISSUED

PLAINTIFF'S EXHIBIT
1
PENGAD 800-631-6989

WASHINGTON COUNTY CIRCUIT COURT (Land Records) DJW 885, p. 0110, MSA_CE18_835. Date available 09/27/2005. Printed 06/13/2022.

G. Reeder and heirs. This right of way easement is on, over and follows and existing road which begins at a gate in the eighth line of Liber 434, folio 776, Parcel 1 and meanders through the aforementioned land to a gate in the tenth line of the above mentioned deed. Said right of way is further shown on a plat prepared by John Mause, Jr. and attached to Liber 434, folio 776 among the Land Records for Washington County, Maryland. Said land is conveyed subject to and together with any and all conditions, restrictions, easements and rights of way of record applicable thereto.

BEING all of Parcels 1, 2, and 3 of the lands conveyed by Roy G. Reeder and Mae M. Reeder, his wife, to Harry E. Wickline and Lempi L. Wickline, by deed dated January 7, 1966 and recorded among the Land Records for Washington County, Maryland at Liber 434, folio 776; and being more particularly shown and described on a plat entitled "Property Line Survey for Harry Wickline", dated July 20, 1988 and recorded among the Plat Records for the aforesaid County.

And we, the said Harry E. Wickline and Lempi L. Wickline, his wife, do hereby covenant that we, except as to the aforementioned conditions, restrictions, easements and rights of way, will warrant generally the property hereby conveyed and that we will execute such other and further assurances as may be requisite.

WITNESS our hands and seals.

WITNESS:

Betty Lee Carter — Harry E. Wickline (SEAL)

Betty Lee Carter — Lempi L. Wickline (SEAL)

STATE OF MARYLAND, COUNTY OF WASHINGTON, to-wit:

I HEREBY CERTIFY, that on this 3rd day of August, 1988, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Harry E. Wickline and Lempi L. Wickline, his wife, who did each acknowledge the aforegoing instrument to be their voluntary act and deed; and further acknowledged that the consideration set forth therein is true and correct, and did further make oath in due form that they acquired the within and aforegoing property by deed from Roy G. Reeder and Mae M. Reeder, his wife, as set forth herein and they have used the lane to and from Dogstreet Road, as shown on the Plat entitled "Property Line Survey for Harry Wickline" and referenced to hereinbefore in an adverse, exclusive, continuous and uninterrupted manner under a claim of right since their date of acquisition of the property from Roy G. Reeder and Mae M. Reeder, his wife, by the deed dated January 1, 1966, a period in excess of twenty-one (21) years.

WITNESS my hand and Official Notarial Seal.

My Commission Expires:
July 1, 1990

Betty Lee Carter

2

WASHINGTON COUNTY CIRCUIT COURT (Land Records) DJW 885, p. 0111, MSA_CE18_835. Date available 09/27/2005. Printed 06/13/2022.

112

This is to certify that the within instrument was prepared by or under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals of Maryland.

Christopher Joliet, Esquire

I, the undersigned, hereby certify that I intend to occupy the above-described property.

Jeffrey L. Young

MAIL TO: MAILED AUG 10 1988

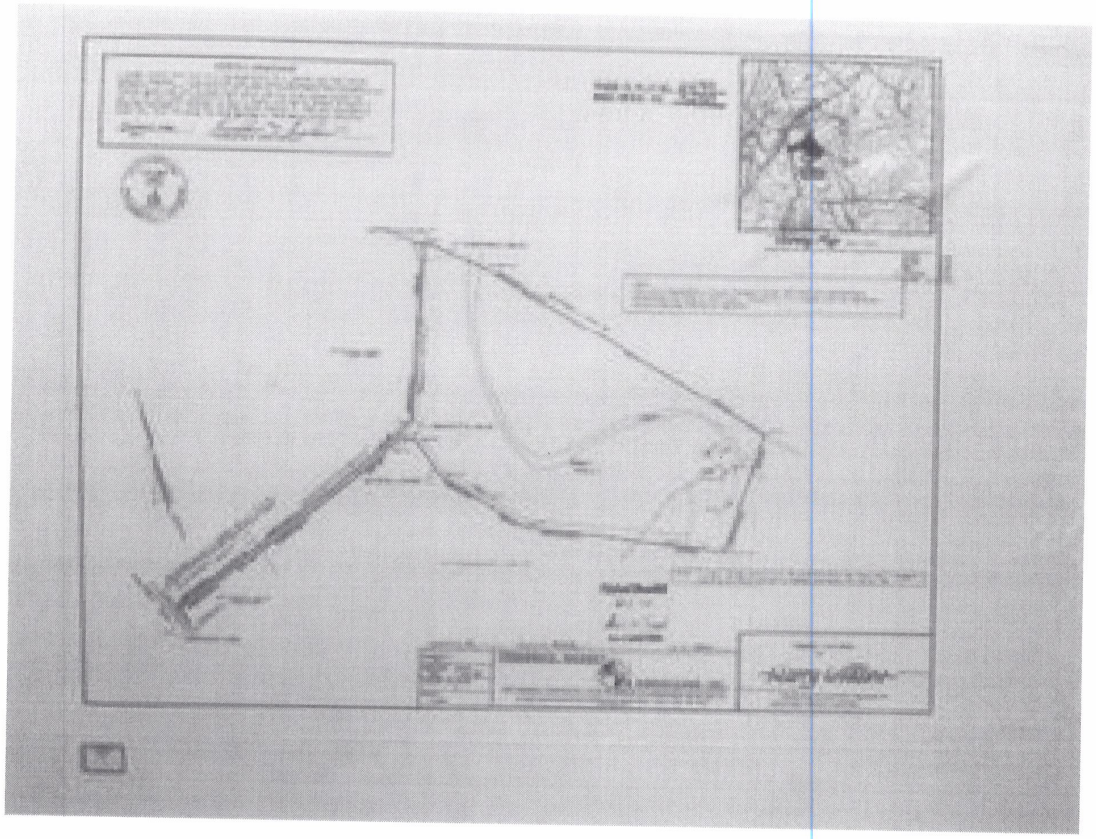
MR JEFFREY L. YOUNG
13 DOG STREET ROAD
P. O. Box 67
KEEDYSVILLE, MARYLAND
21756

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Washington County
By Louella M. Lewis 8-3-88
Date

AGRICULTURE TAX $ 0
ACREAGE 10.36 TAXES PAID August 3, 1988
CLERK Nadine L. Wright TODD L. HERSHEY, TREASURER

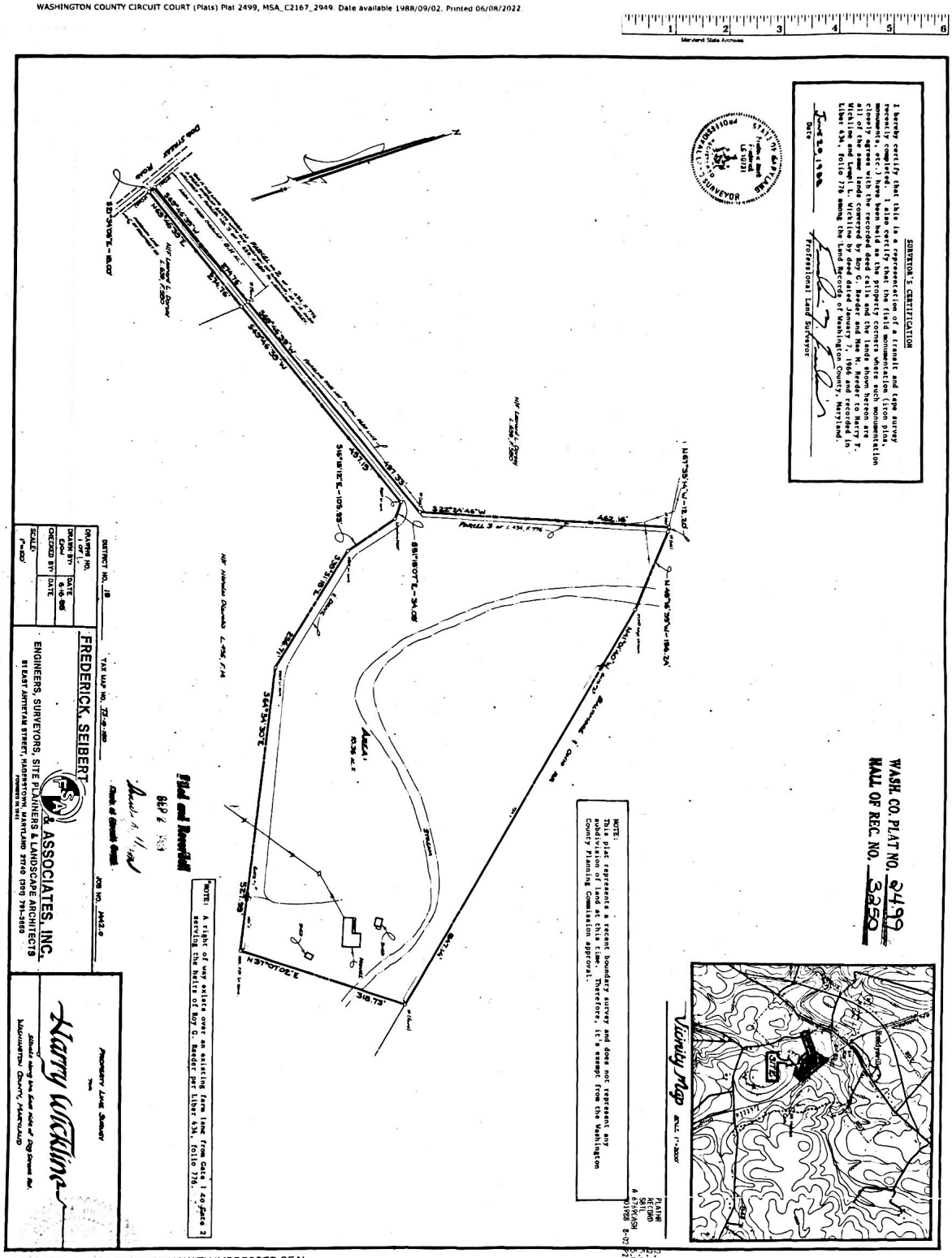
3

WASHINGTON COUNTY CIRCUIT COURT (Land Records) DJW 885, p. 0112, MSA_CE18_835. Date available 09/27/2005. Printed 06/13/2022.



Plt
Exhibit #03

WASHINGTON COUNTY CIRCUIT COURT (Plats) Plat 2499, MSA_C2167_2949. Date available 1988/09/02. Printed 06/08/2022.


SURVEYOR'S CERTIFICATION
I hereby certify that this is a representation of a transit and tape survey recently completed. I also certify that the field monumentation (iron pins, monuments, etc.) have been held as the property corners where such monumentation is shown hereon and that the lands shown hereon are closely agrees with the recorded deed calls and the lands shown hereon are all of the same lands conveyed by Roy G. Reeder and Nan M. Reeder to Harry F. Wicklin and Carol A. Wicklin, husband and wife, by deed dated January 7, 1986 and recorded in Liber 434, Folio 776 among the Land Records of Washington County, Maryland.
Professional Land Surveyor
WASH. CO. PLAT NO. 2499
WALL OF REC. NO. 3259
Vicinity Map
NOTE: This plat represents a recent boundary survey and does not represent any subdivision of land at this time. Therefore, it's exempt from the Washington County Planning Commission approvals.
NOTE: A right of way exists over an existing farm lane from Gate 1 to Gate 2 serving the heirs of Roy G. Reeder per Liber 434, Folio 776.
Filed and Recorded
FREDERICK, SEIBERT & ASSOCIATES, INC.
ENGINEERS, SURVEYORS, SITE PLANNERS & LANDSCAPE ARCHITECTS
81 EAST JUNIATA STREET, HAGERSTOWN, MARYLAND 21740 (301) 791-1666
PROPERTY LINE SURVEY for Harry Wicklin
Situated along the East side of Poplar Grove Rd. Washington County, Maryland

VALID ONLY WITH IMPRESSED SEAL

I HEREBY CERTIFY, that this is a true copy of one of the records of Washington County, Maryland, having been recorded in Land Records Plat #2499 In the Office of the Clerk of the Circuit Court. In Testimony whereof I hereunto subscribe my name and affix the Seal of the Circuit Court For Washington County, Maryland.

KEVIN A. TUCKER, CLERK

6/8/2022
DATE ISSUED

563

Test. John Ulmerdock J. P.

Wm. H. Williams (Seal)
Samuel Schlosser (Seal)
Martha E. Schlosser (Seal)

State of Maryland Washington County to wit:

I hereby certify that on this 23rd day of April in the year One thousand eight hundred and seventy four before the subscriber a Justice of the Peace of the State of Maryland in and for Washington County aforesaid personally appeared Wm. H. Williams Samuel Schlosser and Martha E. Schlosser his wife and acknowledged the foregoing deed to be their respective act.

John Ulmerdock J. P.

This Deed.

Filed At the request of Rezin D. Brown the foregoing deed was received May 19th 1874

Made this 27th day of April in the year of our Lord One thousand eight hundred and seventy four by and between William Miller and Louisa Miller his wife of the County of Washington and State of Maryland of the one part and Rezin D. Brown of the County of Berkley and State of West Virginia of the other part Witnesseth that for and in consideration of the sum of Eight Hundred and fifty dollars the said William Miller and Louisa Miller his wife do grant and convey unto the said Rezin D. Brown of the County of Berkley and State of West Virginia his heirs and assigns in fee simple all that part of a tract of land situate lying and being in Washington County aforesaid. The same being part of a tract or parcel of land surveyed for Wm. H. Williams Samuel Schlosser and Martha E. Schlosser by virtue of a warrant dated the 23rd day of April 1874 and recorded in Liber W. H. W. No 6 folio [illegible] one of the Land Records of Washington County aforesaid Beginning for the first course at the beginning of the aforesaid deed from Wm. H. Williams Samuel Schlosser and Martha E. Schlosser to William Miller said Beginning being at intersection of the West margin of the Turnpike leading from Boonsboro to Williamsport and running with the said line of that road, South fifty five and a half degrees West six perches and twelve hundredths of a perch to an intersection of the West margin of the Turnpike leading from Boonsboro to Williamsport and running with the said line of that road, South eight degrees East seven and six tenths perches to a stone thence leaving the said road South sixty six degrees West seven perches and one tenth to a stone on the West margin of the aforesaid Turnpike leading from Boonsboro to Williamsport thence with said margin of the aforesaid Turnpike road North eight degrees West ten and six tenths perches to the place of beginning containing half an acre and one hundredth of an acre of land more or less together with all the hereditaments thereon and appertaining and all and every the rights ways waters privileges and appurtenances and advantages to the same or in anywise appertaining and the said William Miller and Louisa Miller his wife hereby for themselves and their heirs executors and administrators covenant with the said Rezin D. Brown his heirs and assigns that they will execute such further assurances as may be requisite and necessary. Witness their hands and seals.

Test John Ulmerdock J. P.

William Miller (Seal)
Louisa X Miller (Seal)
mark

State of Maryland Washington County to wit:

I hereby certify that on this 27th day of April in the year One thousand eight hundred and seventy four before the subscriber a Justice of the Peace of the State of Maryland in and for Washington County aforesaid personally appeared William Miller and Louisa Miller his wife and acknowledged the foregoing deed to be their respective act.

John Ulmerdock J. P.

This Deed.

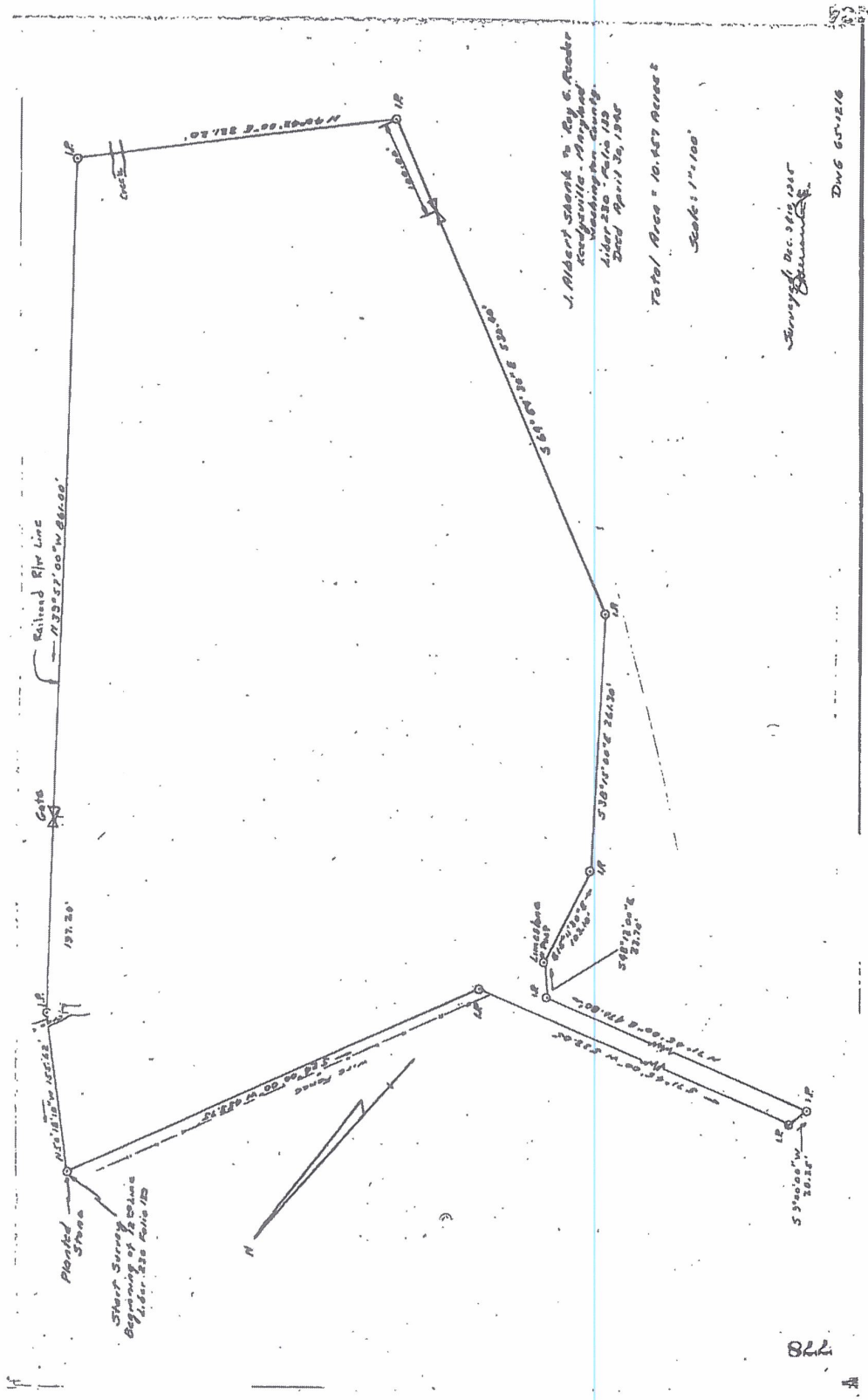
Filed At the request of Daniel Mentzer the foregoing deed was received May 19th 1874

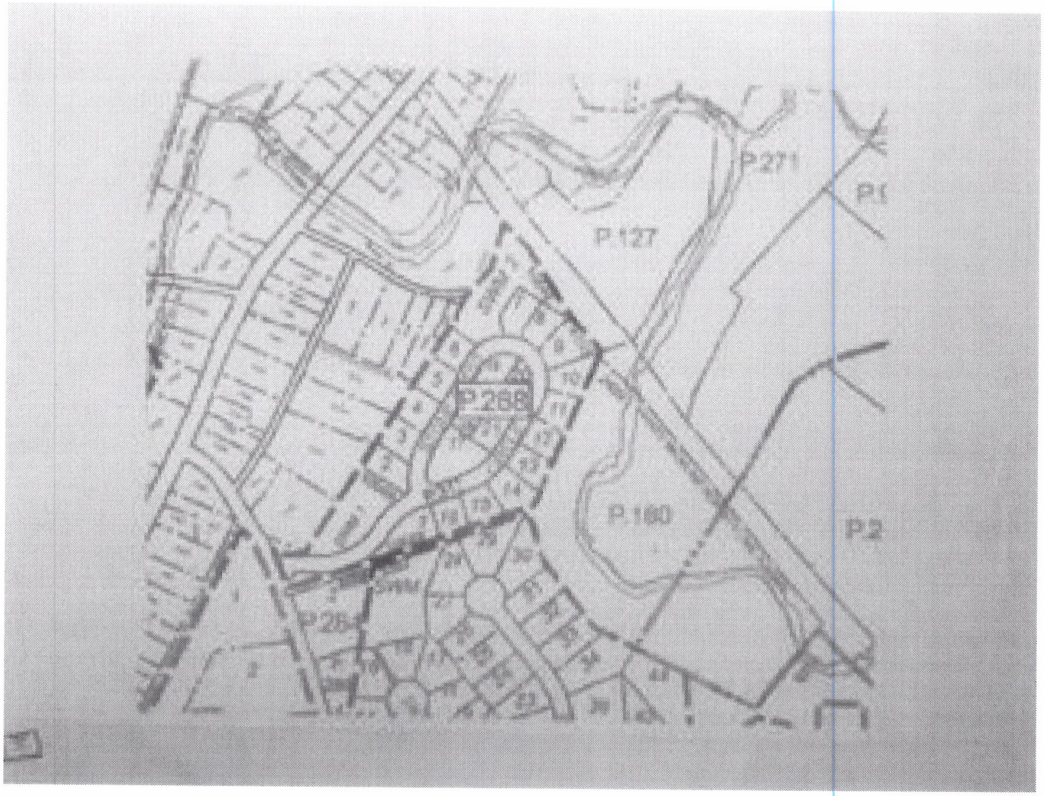
Made this twelfth day of March in the year eighteen hundred and seventy four by and between Joseph Middlekauff and Mary E. Middlekauff his wife of Washington County in the State of Maryland of the one part and Daniel Mentzer of the same place of the other part Witnesseth that in consideration of the sum of Fifty five Dollars current money the said Joseph Middlekauff and Mary E. Middlekauff his wife do grant unto Daniel Mentzer of the said County and State his heirs and assigns in fee simple all the following described tract or parcel of land called "Stilled or Eleven" lying in the Seventh Election District and described as follows to wit Beginning at a stone standing on the north

I HEREBY CERTIFY, that this is a true copy of one of the records of Washington County, Maryland, having been recorded in Land Records WMCKL 6 | 563
In the Office of the Clerk of the Circuit Court. In Testimony whereof I hereunto subscribe my name and affix the Seal of the Circuit Court For Washington County, Maryland.
6/13/2022
DATE ISSUED
KEVIN R. TUCKER, CLERK
VALID ONLY WITH IMPRESSED SEAL

PENDAD 800-631-6989
PLAINTIFF'S EXHIBIT 7

WASHINGTON COUNTY CIRCUIT COURT (Land Records) GMS 434, p. 0778, MSA_CE18_384. Date available 09/27/2005. Printed 06/13/2022.

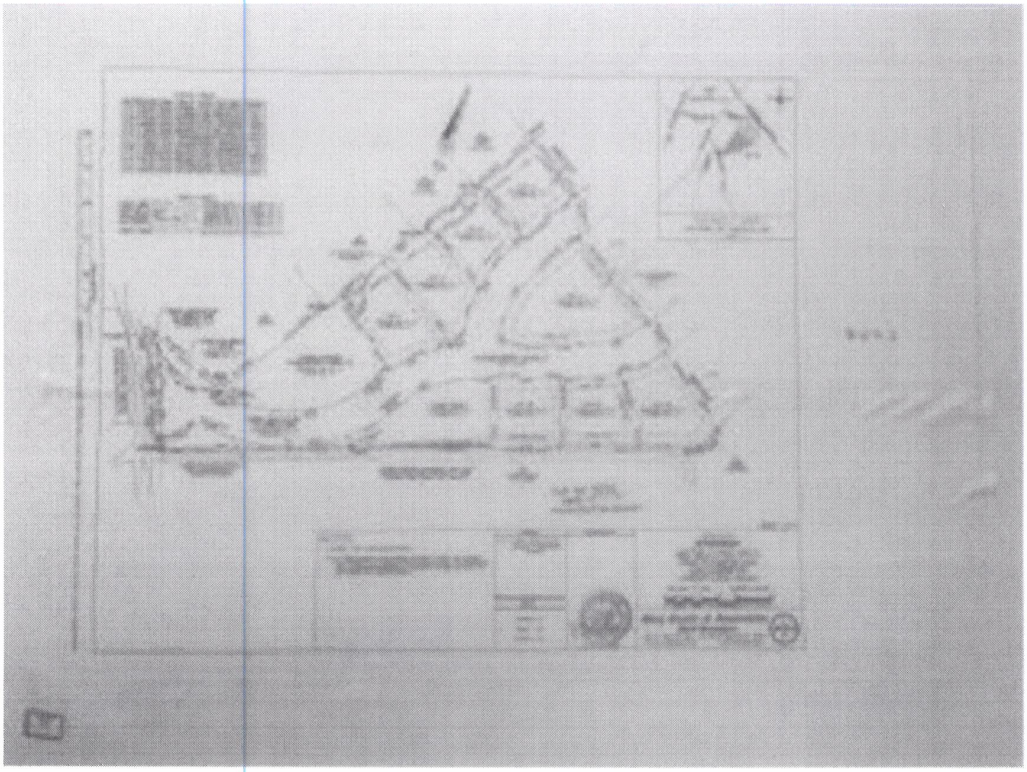




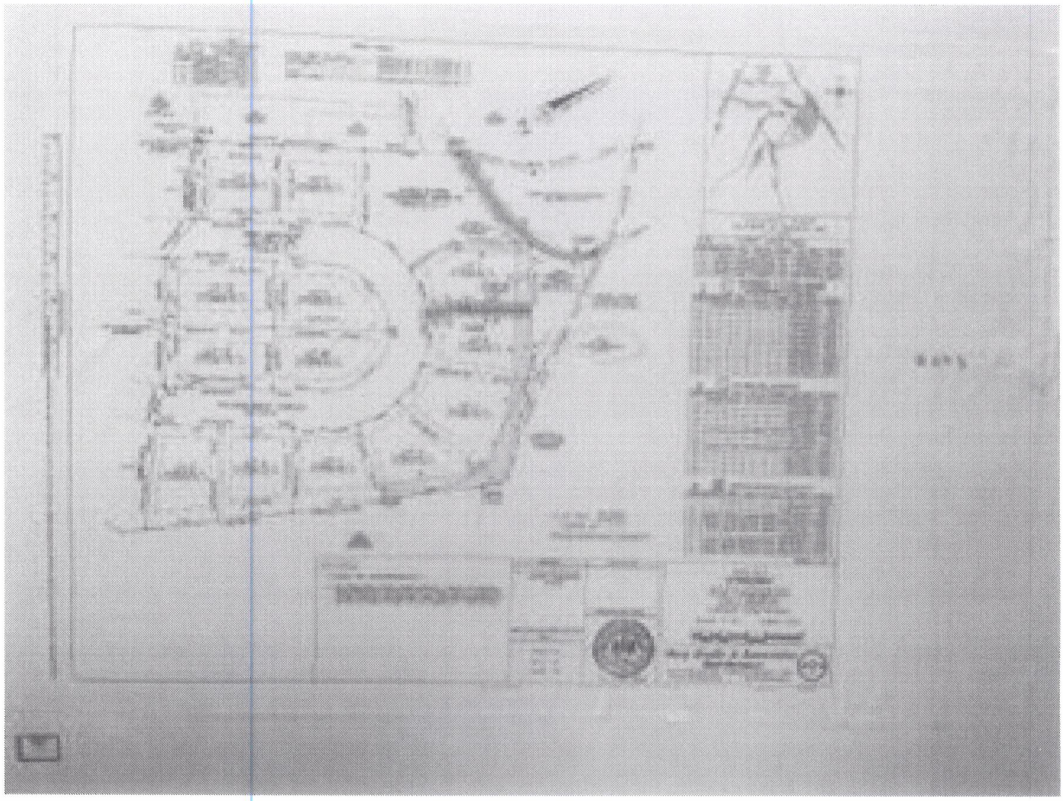
Plt
Exhibit #10

Jun.17.2022 02:16 PM 3017911017 P 1

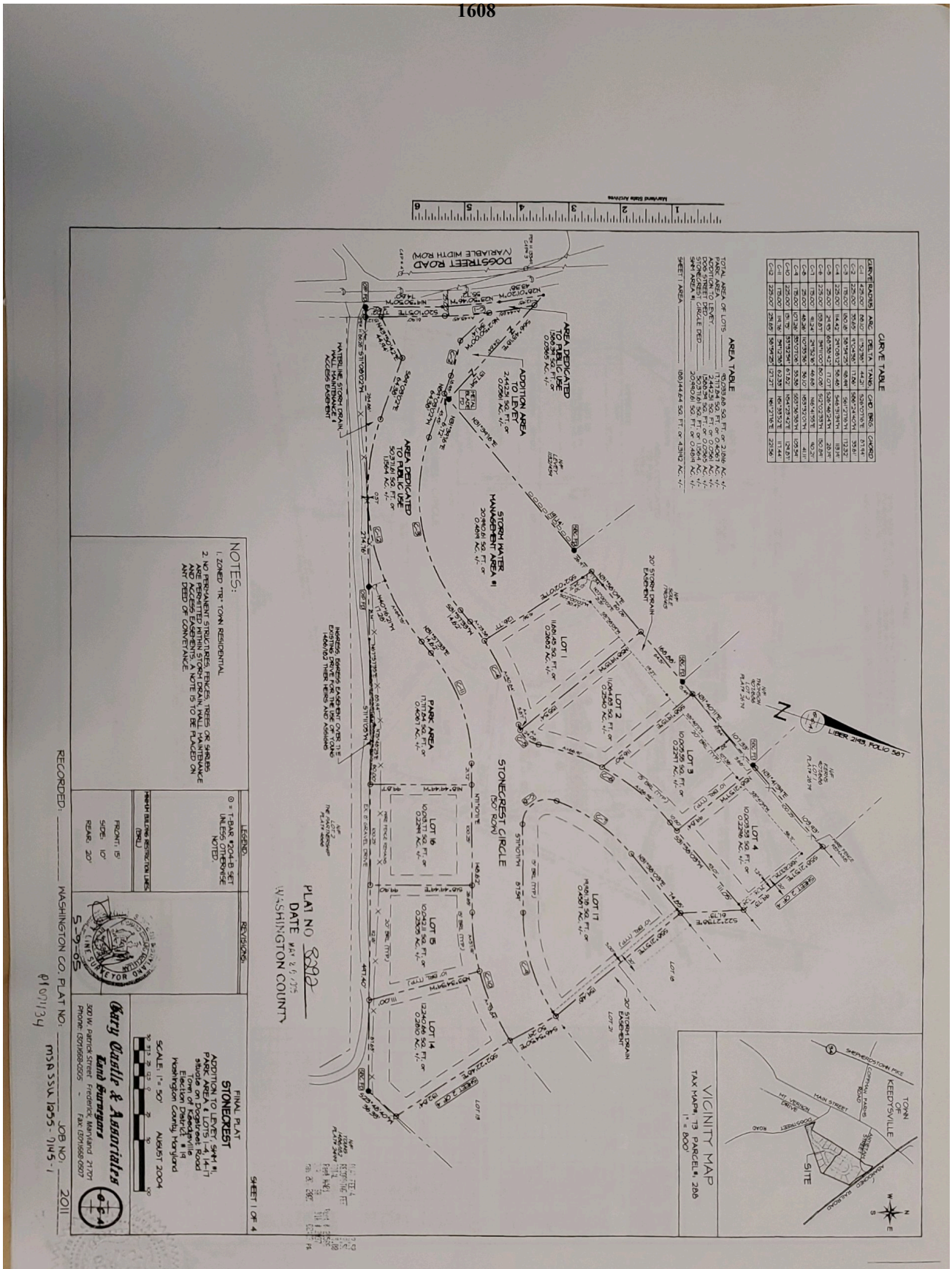
08/21/2019 05:59AM 3017911017 CHRISTOPHER JOLIET PAGE 01/01

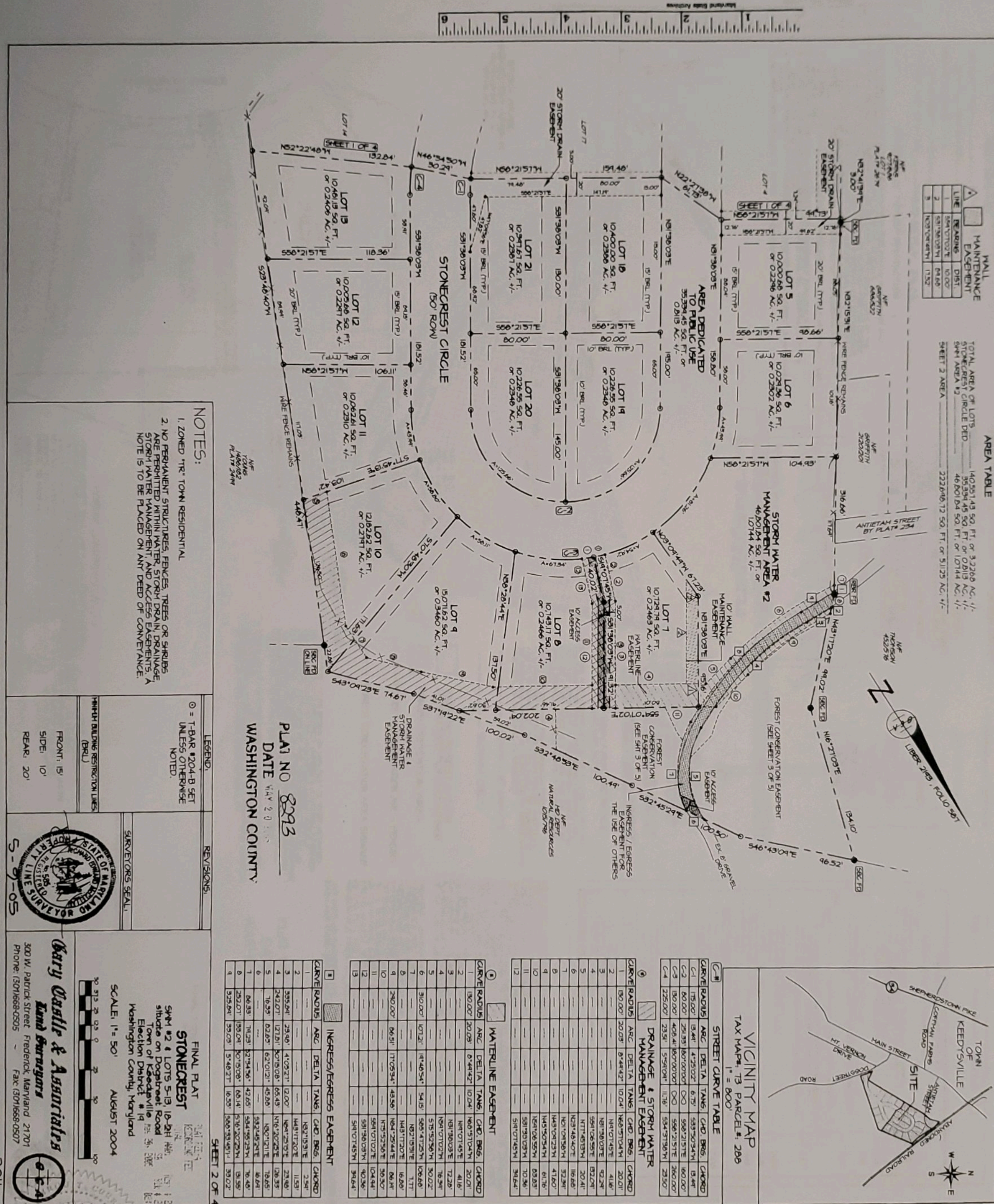


Plt
Exhibit #12



Plt
Exhibit #13


CURVE TABLE
AREA TABLE
NOTES:
1. ZONED "TR" TOWN RESIDENTIAL
2. NO PERMANENT STRUCTURES, FENCES, TREES OR SHRUBS ARE PERMITTED WITHIN STORM DRAIN, WALL MAINTENANCE AND ACCESS EASEMENTS. A NOTE IS TO BE PLACED ON ANY DEED OF CONVEYANCE.
LEGEND
FINAL PLAT
STONECREST
ADDITION TO LEVEY, SHT. #1, PARK AREA, & LOTS 1 THRU 17
Barry Castle & Associates
Land Surveyors
VICINITY MAP
TAX MAP#: 73 PARCEL#: 286
SITE
STONECREST CIRCLE
(50' R/W)
PARK AREA
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 14
LOT 17
STORM WATER MANAGEMENT AREA #1
AREA DEDICATED TO PUBLIC USE
ADDITION AREA
DOGSTREET ROAD
20' STORM DRAIN EASEMENT
PLAT NO 8292
DATE MAY 20 05
WASHINGTON COUNTY
SHEET 1 OF 4
RECORDED: _____ WASHINGTON CO. PLAT NO: _____ JOB NO: 2011
MSA S5A 1395-1145-1
91011134
VALID ONLY WITH IMPRESSED SEAL
I HEREBY CERTIFY, that this is a true copy of one of the records of Washington County, Maryland, having been recorded in Land Records Plat #8292
In the Office of the Clerk of the Circuit Court. In Testimony whereof I hereunto subscribe my name and affix the Seal of the Circuit Court For Washington County, Maryland.
KEVIN R. TUCKER, CLERK
6/8/2022
DATE ISSUED



VALID ONLY WITH IMPRESSED SEAL

I HEREBY CERTIFY, that this is a true copy of one of the records of Washington County, Maryland, having been recorded in Land Records Plat #8293

In the Office of the Clerk of the Circuit Court. In Testimony whereof I hereunto subscribe my name and affix the Seal of the Circuit Court For Washington County, Maryland.

KEVIN R. TUCKER, CLERK

6/8/2022
DATE ISSUED

PLAT NO 8294
DATE MAY 27, 2005
WASHINGTON COUNTY

VALID ONLY WITH IMPRESSED SEAL

I HEREBY CERTIFY that this is a true copy of one of the records of Washington County, Maryland, having been recorded in Land Records Plat #8294 in the Office of the Clerk of the Circuit Court. In Testimony whereof I hereunto subscribe my name and affix the Seal of the Circuit Court For Washington County, Maryland.

KEVIN R. TUCKER, CLERK

6/8/2022
DATE ISSUED

E 1611

1611

AREA SUMMARY TABLE

LOT & PARCEL AREA SUMMARY

STORM WATER MANAGEMENT LOTS (2 LOTS)
SHEET 1 SWM AREA # 1 ..... 20,990.61 SQ. FT. or 0.4819 AC. +/-
SHEET 2 SWM AREA # 2 ..... 46,801.84 SQ. FT. or 1.0744 AC. +/-

PARCELS (2 PARCELS)
SHEET 1 PARK AREA ..... 17,717.84 SQ. FT. or 0.4067 AC. +/-
SHEET 1 ADDITION TO LEVEY ..... 2,442.51 SQ. FT. or 0.0561 AC. +/-

TOWN RESIDENTIAL LOTS (21 LOTS)
SHEET 1 TOWN RESIDENTIAL LOTS AREA ..... 45,033.65 SQ. FT. or 2.1816 AC. +/-
SHEET 2 TOWN RESIDENTIAL LOTS AREA ..... 140,351.43 SQ. FT. or 3.2265 AC. +/-

TOTAL LOT & PARCEL AREA ..... 323,543.91 SQ.FT. or 7.4275 AC. +/-

DEDICATION AREA SUMMARY

DOGSTREET ROAD
SHEET 1 DEDICATION ..... 1,588.34 SQ. FT. or 0.0365 AC. +/-

STONECREST CIRCLE
SHEET 1 DEDICATION ..... 50,371.61 SQ. FT. or 1.1564 AC. +/-
SHEET 2 DEDICATION ..... 35,334.45 SQ. FT. or 0.813 AC. +/-

TOTAL DEDICATION AREA ..... 87,294.45 SQ.FT. or 2.0042 AC. +/-

TOTAL PLATTED AREA ..... 410,843.36 SQ. FT. or 9.4317 AC. +/-

OWNER'S CERTIFICATION AND DEDICATION

WE DO HEREBY CERTIFY, FOR OURSELVES AND OUR PERSONAL REPRESENTATIVES, HEIRS, AND ASSIGNS, THAT WE ARE THE LEGAL AND TRUE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAT AND THAT WE HEREBY ADOPT THE PLAN OF SUBDIVISION SHOWN HEREON, HEREBY DEDICATE TO PUBLIC USE ALL UTILITY AND DRAINAGE EASEMENT AREAS AND ALL STREET AND ROAD RIGHTS-OF-WAY DESIGNATED ON THIS PLAT, HEREBY AGREE TO KEEP OPEN ALL SPACES AND RECREATION AREAS SHOWN HEREON AND HEREBY AGREE THAT SAID DEDICATIONS SHALL NOT IMPOSE ANY RESPONSIBILITY ON THE MAYOR AND COUNCIL OF KEEDYSVILLE REGARDING THE SUBJECTS OF SUCH DEDICATIONS UNTIL LEGAL ACCEPTANCE THEREOF BY SAID BOARD, AND WE HEREBY RESERVE THE FEE SIMPLE TITLE TO THE LAND UNDERLYING SAID EASEMENTS, RIGHTS-OF-WAY, OPEN SPACES AND RECREATION AREAS, AND WITH REGARD TO SAID EASEMENTS AND RIGHTS-OF-WAY, HEREBY AGREE TO CONVEY THE SAME TO SAID BOARD, FOR THE USE OF SAID MAYOR AND COUNCIL, WITHOUT CONSIDERATION, UPON THE LEGAL ACCEPTANCE OF SAID EASEMENTS AND/OR RIGHTS-OF-WAY BY SAID MAYOR AND COUNCIL.

THIS DEED AND AGREEMENT OF DEDICATION SHALL BE BINDING UPON OUR GRANTEES, ASSIGNS, SUCCESSORS, HEIRS AND PERSONAL REPRESENTATIVES.

THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES, TRUSTS, EASEMENTS, OR RIGHTS-OF-WAY AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION EXCEPT THE FOLLOWING OR AS SHOWN HEREON:

- DEED OF TRUST WITH FIRST UNITED BANK & TRUST DATED NOVEMBER 14, 2003 AND RECORDED IN LIBER 2193, FOLIO 341.
- DEED OF TRUST WITH R&J BUILDERS, INC. DATED MARCH 29, 2004 AND RECORDED IN LIBER 2241, FOLIO 729.

WE ALSO CERTIFY THAT THE COMMUNITY WATER AND/OR COMMUNITY SEWERAGE SYSTEM PROPOSED FOR THIS SUBDIVISION WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE. WE ALSO CERTIFY THAT PLANS FOR THE COMMUNITY WATER SUPPLY AND/OR COMMUNITY SEWERAGE SYSTEM FACILITIES, INCLUDING AND NECESSARY POINT OF DISCHARGE HAVE BEEN APPROVED BY THE DEPARTMENT OF HEALTH AND MENTAL HYGIENE.

AND ALL PARTIES HAVING AN INTEREST THEREIN HAVE HEREUNTO AFFIXED THEIR SIGNATURES INDICATING THEIR ASSENT TO THIS PLAN OF SUBDIVISION.

WE DO HEREBY ASSENT TO THIS PLAN OF SUBDIVISION.

WITNESS OUR HANDS AND SEALS THIS _____ DAY OF _____, 2004

5/10/05 — , FOR STONECREST DEVELOPMENT LLC.(OWNERS)
DATE

5/12/05 — , FOR FIRST UNITED BANK & TRUST(D.O.T.)
DATE

5-10-05 — , FOR R&J BUILDERS, INC.(D.O.T.)
DATE

The parties have sworn to and subscribed before this _____ day of _____, 2004

_____
NOTARY PUBLIC

My Commission expires _____

PLAT NO 8295
DATE MAY 20 2005
WASHINGTON COUNTY

PLAT FEE-$
RECORDING FEE
TOTAL
Paid by:
CK#
Rec'd: 20 MAY 2005

SURVEYORS CERTIFICATION

I hereby certify that to the best of my professional knowledge, information, belief and judgment that this plat is correct, that it is a subdivision of all of the land conveyed into Stonecrest development LLC., a Maryland Limited Liability Company by deed dated November 14, 2003 recorded at Liber 2193 Folio 367 in the Land Records of Washington County, Maryland, and that the requirements of the Annotated Code of Maryland, Real Property Book, Title 3, Subtitle 1, Section 3-108, 1974 edition, and the requirements of the Town of Keedysville Subdivision Ordinance as enacted or amended so far as it may concern the making of this plat and the setting of monuments and markers have been complied with.

5-9-05
Richard E. McClellan — Date
Property Line Surveyor #585
For Gary Castle & Associates

SHEET 4 OF 4

OWNER(S):

STONECREST DEVELOPMENT LLC.
300 West Patrick Street
Frederick, Maryland 21701
(301)668-0505

CERTIFICATE OF APPROVAL
COMMUNITY WATER SYSTEM & SEWAGE SYSTEM

I hereby certify that the use of community water and/or sewerage for this subdivision is in conformance with the County Water and Sewerage Plan.

COUNTY HEALTH OFFICER

DATE: 17 May '05

CERTIFICATE OF APPROVAL

Under the authority provided by article 66B of the enacted code of Public General Laws of Maryland (1967) and all acts amendatory thereto and by ordinances adopted by the Town of Keedysville, Washington County, Maryland, this plat was given approval by the Town of Keedysville Planning Commission at a meeting held on 5/9/05

KEEDYSVILLE PLANNING COMMISSION CHAIRMAN

NOTES:

1. A 10' WIDE DRAINAGE AND UTILITY EASEMENT IS HEREBY RESERVED ALONG ALL LOT LINES UNLESS OTHERWISE SHOWN ON SHEETS 1 THRU 2.
2. PUBLIC WATER AND SEWER AVAILABLE.
3. THERE ARE NO FLOODPLAINS ONSITE PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL # 240075 0001 B, DATED JANUARY 1, 1980.
4. THIS PLAT AND SURVEY WERE PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT (NONE FURNISHED) AND THEREFORE MAY NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THIS PROPERTY.
5. WATER, DRAINAGE, SWM, WALL MAINTENANCE AND ACCESS EASEMENTS: NO PERMANENT STRUCTURES, FENCES, TREES, OR SHRUBS ARE PERMITTED WITHIN EASEMENTS. A NOTE IS TO BE PLACED ON ANY DEED OF CONVEYANCE.

LEGEND:

MINIMUM BUILDING RESTRICTION LINES (BRL)

REVISIONS:

SURVEYORS SEAL:

STATE OF MARYLAND — RICHARD EDWARD MCCLELLAN — REGISTERED PROPERTY LINE SURVEYOR — 585 — 5/9/05

FINAL PLAT

STONECREST

situate on Dogstreet Road
Town of Keedysville
Election District # 19
Washington County, Maryland

AUGUST 2004

Gary Castle & Associates
Land Surveyors
300 W. Patrick Street Frederick, Maryland 21701
Phone: (301)668-0505 ~ Fax: (301)668-0507

RECORDED: _____ WASHINGTON CO. PLAT NO: _____ JOB NO: 2011

P100430 MSD 35 W 1255-7145-4

VALID ONLY WITH IMPRESSED SEAL

I HEREBY CERTIFY, that this is a true copy of one of the records of Washington County, Maryland, having been recorded in LandRecords Plat #8295

In the Office of the Clerk of the Circuit Court. In Testimony whereof I hereunto subscribe my name and affix the Seal of the Circuit Court for Washington County, Maryland.

KEVIN R. TUCKER, CLERK

6/8/2022
DATE ISSUED

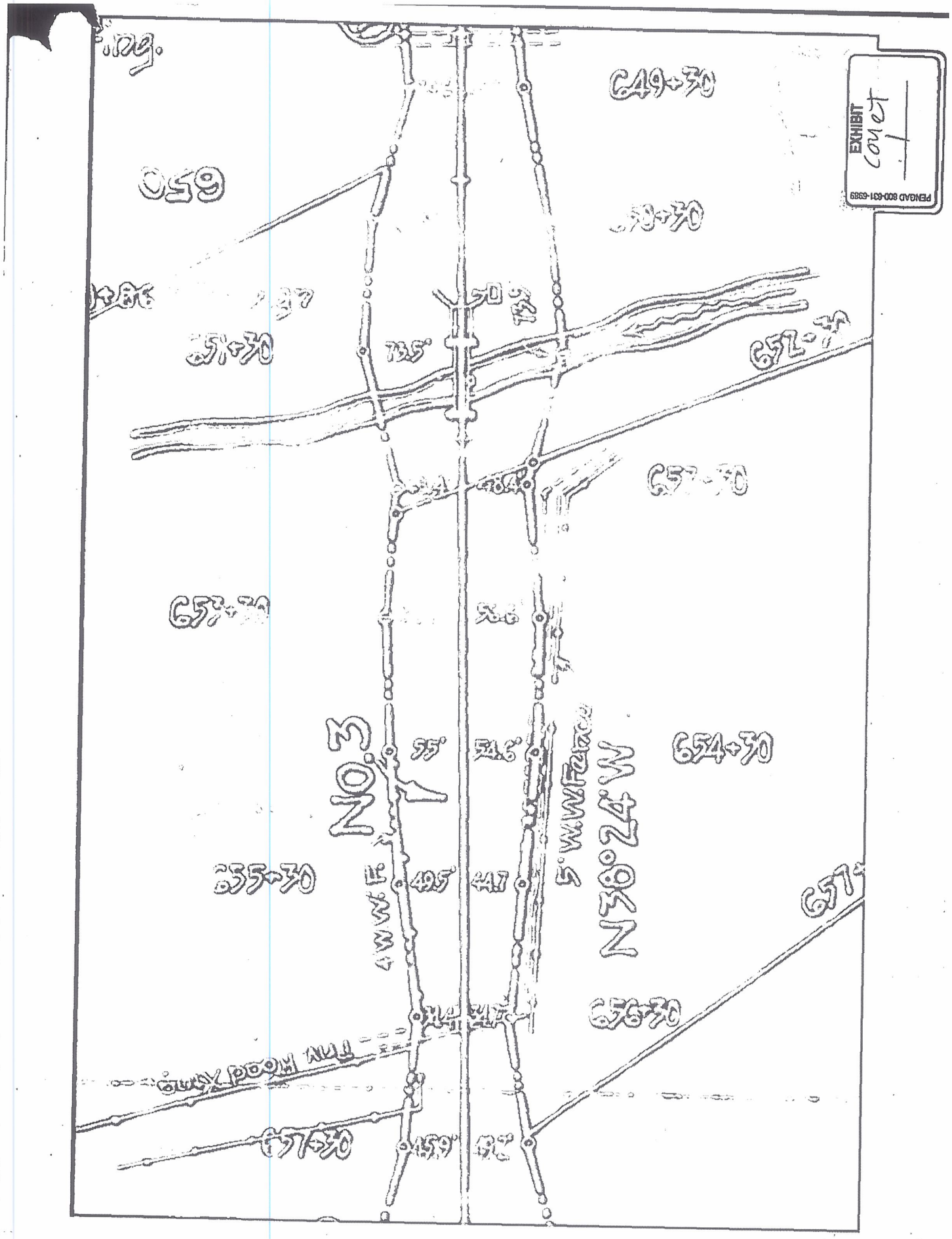
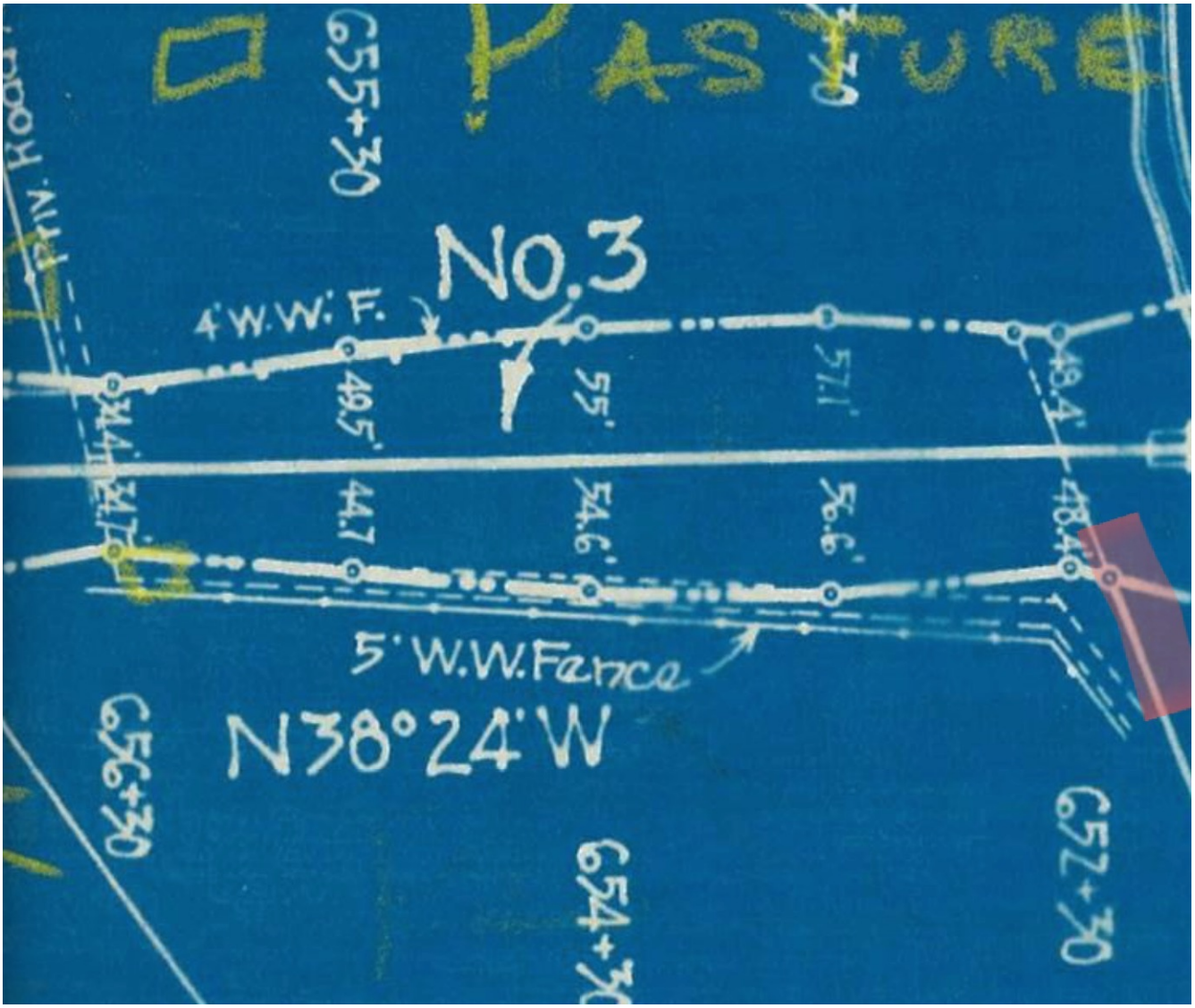


EXHIBIT
Comet
1
PENGAD 800-631-6989
N 38° 24' W
N 03° 11' W
649+30
654+30
655+30
657+30
659+30
660+30
661+30
335+30
495'
447'
459'
546'
55'
245'
735'


PASTURE
655+30
No.3
4' W.W.F.
49.5'
55'
57.1'
48.4'
44.7'
54.6'
56.6'
48.4'
5' W.W. Fence
N38°24'W
656+30
654+30
652+30

Crt
Exhibit #02